

Yukiko Putnam

FAO: Nathan Keyte Planning Services,
Haringey Council, River Park House, 225 High Road, London N22 8HQ
01 March 2024

RE: Planning application HGY/2023/3217

Site location: Land to the north west of 27 Shepherds Close, London N6 5AG

I'm Yukiko Putnam, a resident of Shepherds Close who has lived there for over 30 years.

Firstly, I object to address of the site is given as '28 Shepherds Close', - it should not be provided such address by Haringey Council, as I understand that until it is officially registered at The Land Registry, - may more accurately be called 'Land to the north west of No. 27 Shepherds Close'?

I feel the planning application above is unacceptable on various grounds, that would cause irreversible adverse effects to the immediate community of Shepherds Close, including Parkland Walk, as a broader aspect of local ethics and preserving the environment, value, and characters, some of which are 'Conservation Area' aims to preserve for.

I am discussing why the application to build should be rejected, which is in line with the objections made by many residents of Shepherds Close. Although I disagree with the proposed development, I will present the facts from historical findings to the present time. I will refrain from targeting individuals personally but may describe their behaviours and actions relevant to this planning application on Shepherds Close.

Here I urge to request you and your planning committee to discuss this planning application with unbiased perspectives, free from pressures to meet any targets or agendas set by Haringey Councils or The Government, so that your judgements would be a decision resulting purely following the relevant planning guidelines, also for a 'common good' of the local community and the surrounding environment.

Community and Environmental Impact

A1) As a part of 'Shepherds Close Community':

History and appearance

Shepherds Close is a development that dates back to 1968 and is known for its distinctive design and tight-knit community. However, the proposed new development neglects the area's historical importance and significance as a green space. The plan includes the removal of mature trees and changes to the landscape

that will make it look like a 'brownfield' site. These actions contradict the area's values and the council's conservation objectives.

This development was marketed as "affordable housing" in the 1960s and was referred to as "span-houses" due to the narrow house widths. Although these 22 houses have narrow widths and modest sizes, they offer three bedrooms, with the master bedroom measuring 3x4m, the second bedroom measuring 3x3m, and the third bedroom measuring 1.6x4m, which may be too small to be called a bedroom by today's standards. There is also one small bathroom measuring 1.6x2m and a tiny downstairs WC.

The houses have been carefully designed to ensure adequate lighting and privacy and to prevent any face-to-face situations or overlooking of neighbours, considering the relatively short distance between each home. The size of each house has been compacted and optimised, and the materials used have been consciously selected, keeping all these factors in mind.

The Shepherds Close community is known for its unique location and has become a particular residential area consisting of only 22 houses and five townhouses. The secluded cul-de-sac is adjacent to Parkland Walk, and a footpath leads past a small allotment that provides a safe and enjoyable alternative to Shepherds Hill. Despite the peaceful location, the community remains conveniently close to Highgate Tube Station and Archway Road. Due to these factors and its location in the already expensive area of Highgate, it is a highly desirable area.

Over the last decade, the community has become popular among families with young children, leading to a higher population. As a result, concerns have been raised regarding utilities and services such as sewage/drainage, parking, and emergency vehicle access.

'Green-open-land' for 40 years, despite the numerous previous development plans over 30 years

'The green space' in question was originally part of a more extensive garden that belonged to No. 27. However, a later owner sold the house and divided the garden, selling the portion of garden-land. Since 1979, there have been numerous attempts to submit planning applications for this land. Still, they were all rejected mainly due to their recognition as an open green space/green corridor precious to wildlife and the Shepherds Close residences. The local community values it as it promotes the ecosystem. It has been significant as a green vista, a breathing space for airflow, and a buffer/transitional zone for over 40 years.

The recent planning applications made by Mr Ryan were refused on 29/11/21, followed by losing the appeals on 09/01. Subsequently, the land was entirely cleared, including all trees, shrubs, and any signs of natural habitat and wildlife that took a long time to develop by following its eco-system. Among was included x3 matured trees 30ft high lined up on the property's boundary; one of them was categorised in the 2019 Arboriculture Report of The Mayhew Consultancy Ltd as a Category B tree (a tree with material conservation or other cultural value), - they

were to be fallen to the ground by Mr Ryan on 19/01, without Haringey Council's permission at that time.

After the installation of 2-meter-high solid fences, the property boundary has been completely closed off. As a result, residents of Shepherds Close are now seeing the 2-meter-high boarded walls and a 1.16-meter-wide strip of land in front. Once lined with mature trees, only the brutal cuts of the stumps remain now. This has been the view for the past three years.

Misrepresentation of the Site:

The claim that the land is a "brownfield site" is misleading and misrepresents the site. The area has always been known as garden land or green open space, which is unsuitable for the proposed development. The removal of natural habitat and installation of solid fences have destroyed the local ecosystem and misrepresented the site's nature. The proposed development site has been erroneously labelled as "28 Shepherd's Close" instead of its accurate designation adjacent to 27 Shepherd's Close.

Questionable 'Brownfield-site' claim:

As many residents of Shepherds Close disagree with the applicant's claim that his property is 'Brown-land' is misleading;

a) The land has consistently been recognised as 'garden-land'/'green-open-land': it is not 'Brownfield-site'.

b) Mr Ryan made the land into a 'bare land' by exterminating all the natural habitat that existed for 40 years, which appeared to be 'as if' of 'brown land.'

c) Mr and Ms Broadbent have pointed out that the application incorrectly claims the land as a "brownfield" on February 27th, which mischaracterises the definition of a "brownfield site" according to the UK planning portal website. The application falsely implies on pages 3 and 6 of the 'Design and Access Statement Final Part 1', as well as on pages 66, 77, and 79 of the application, that the development would offer 'landscape improvements'. However, this definition does not include "lands in built-up areas such as private residential gardens, parks, recreation grounds, and allotments." Therefore, even though the land was sold and handed over to different owners, it still remains "green land" originally a part of "garden land". This is one of the main reasons why all the previous planning applications over the past 30 years were rejected - to recognise and respect the integrity and purpose of the land as a "green corridor" and protect it from irreversible adverse effects by any building developments. As a result, it should never be mis-claimed as a "brownfield site".

False Claims as a 'Derelict-land' & 'crime-hot-spot':

The applicant claims that the land is derelict and lacks vegetation and that he intends to remove the prominent and unsightly high brick wall. However, it should be noted that this land used to have a thriving natural habitat and wildlife, including a climber plant such as ivy that covered the garage wall which has since been removed. There

were also shrubs and 19 trees that softened the sight of the garage wall, but have now been eliminated due to the premeditated plans and actions of the applicant, Mr. Ryan. As a result of these actions, the land is now barren, and the high brick wall is exposed.

The applicant has claimed that the land on Shepherds Close is a "hot-crime spot" and a "dumping ground". I am not certain whether the evidence provided is from the local police or the general area of a 1km radius, which is a very large area.

However, speaking as a long-time resident, I can say that the level of crime in the area, such as break-ins, stolen vehicles, fly-tipping, and other anti-social behaviours, is below average compared to other inner London areas. This is even true when compared to other local neighbourhoods near us, within the Haringey Council with the Archway border. My opinion echoes the comments of some of the other residents of Shepherds Close.

There are some non-Shepherds Close residents who claim to support the development and describe the area as "vacant and unused", but they are misleading because they do not live there.

"We are really pleased to see something is finally being done to improve this site", Mr Blackburn of Stanhope Gardens backing onto Shepherds Close.

There is also, *"The vast majority of the residents of Shepherds Close can agree with the comments about the state of the site as it is now, since we are all shocked experiencing the sudden stark change in our living environment at the doorsteps",* Ms Menuhin.

However, Mr. Ryan is solely responsible for the site's condition and situation as a result of his deliberate actions.

And the comment continues, *"...the proposed development would improve the 'quality & character of the area & the community',* - It is impossible for me to accept the statement as anything other than an ironic insult to the community of Shepherds Close residents.

Ecological Concerns:

The destruction of habitat and the removal of trees, including those protected as Category B for their conservation value, without proper authorization or replacement, highlights a disregard for local biodiversity and the ecological significance of the site. The proposed development threatens further damage to the local ecosystem, particularly affecting nocturnal wildlife on Parkland Walk.

'Garden-land'/'Green-open-space'/'Green-corridor':

The history of many planning refusals for this site highlights; the **'importance of preserving this space', which is integral to our area's ecological and social fabric.** We call for a definitive resolution that respects our established consensus and protects our area from future inappropriate development.

We aim to preserve our area's character, environmental integrity, and residential amenity for future generations.

Haringey Council has shown indifference towards the unauthorized removal of 19 trees, including one that was classified as a Category B tree in 2019 due to its cultural or material conservation value. Despite residents making enquiries and requesting further investigation, there has been no follow-up on the case or any enforcement action taken by the council. The case has not been registered either.

Inaccuracy of the information and Possible Misconduct:

The application contains inaccuracies regarding the property boundaries and proposed building sizes, raising concerns about the integrity of the information provided. The alteration of measurements and the potential conflict of interest, where the applicant stands to gain from misleading representations, are alarming.

There are concerns regarding whether the proper 'Section 2.11 procedure' was followed, despite it being stated in the document. According to the procedure, any trees removed must be replaced. However, it has been three years since the trees were removed, and there is no indication that the 19 trees that were meant to be planted have been planted. The applicant who removed the trees has not planted any, but some residents of Shepherds Close, along with their children, have planted native spring flower bulbs at the property boundary where the mature trees once stood as a way to remember them and hope for the renewal of wildlife.

It is ironic that the applicant's "Final Planning Statement" describes the site as previously "benefitting from tall mature evergreen trees" but then goes on to state that the current site is "devoid of trees" and has high-boarded fencing. This is further elaborated in Section 3.5 - 3.9 of the document, where it seems to be implied that since the trees have been cut down, the site has been permanently disfigured and urbanized, and therefore development is now the only option.

It appears that the applicant, Mr Ryan, has taken unilateral action that has resulted in the total removal of natural habitat and wildlife. He has claimed that the site should be seen as a 'brownfield' due to his use of weed control measures and gravels. However, this claim is not accurate, and there is an urgent need for clarification and re-enforcement of the site's status as 'open-green-land'. The mulch materials need to be removed and replaced with solid-wall to restore the natural habitat.

It is urgent to clarify and reinforce the status of the site as an "open-green land" and not a "brownfield" site. The mulch materials should be removed, along with the fences to let in natural light. This will allow nature to regenerate itself and reintroduce wildlife as an ecosystem.

It will also help regulate air circulation and dampness and soften the landscape of the imposing two-story garage walls that Mr. Ryan has complained about. The architect's original design from 1968 designated the area as "garden-land/open-

green-land," which is still relevant and effective in mitigating the challenging situations then and now.

I would like to request a further investigation into the historical removal of 19 trees, shrubs, and other established natural habitats and wildlife that took place in January 2021. The purpose of the investigation is to clarify the current status of the land and any consequential actions that followed the guidelines and laws.

I am urging Haringey Council not to dismiss this small pocket of land, which was previously protected as a green-open space and remains an important issue for the Shepherds Close residents, local community, and organisations with ecological concerns.

While I have faith in the local authority's decisions, it is crucial that this green-open land is maintained as a green corridor and buffer zone, providing a green vista and ecological significance to the local environment, the Shepherds Close community, and the local community as a whole, including Parkland Walk.

Therefore, I urgently request that Haringey Council conduct a thorough investigation into the historical actions taken by Mr. Ryan on this land, clarify its current status and purpose, and take any necessary enforcement actions in accordance with appropriate guidelines and laws.

Light Pollution

There is a concern about light pollution caused by large windows of a proposed plan that directly overlooks a protected area of Parkland Walk. This plan will significantly disturb the nocturnal species such as owls and bats, as well as other wild creatures that need a substantial area of land where darkness, quietness, and less polluted air are essential conditions for their inhabitation. The specific part of 'Parkland Walk' that this plan will affect is the area located at a steep hill at the north end and by the small allotment at the top.

Currently, no buildings are directly adjacent to the area of their land boundary, which makes it easy to maintain the condition of darkness and ensure that no artificial lights disturb the entire area for the inhabitants of wildlife there.

The applicant's proposal for a two-story building may infringe on the immediate boundary and even encroach on Parkland Walk's land. The proposed building includes two large windows directly on the first floor, which could disturb the sensitive area that is a crucial part of the local ecosystem. This micro-environment is very fragile, especially in urbanized areas, and requires careful management to maintain its delicate balance.

Therefore, the proposed building should be rejected; also, clarify the clear property boundary with Parkland Walk and Haringey Council.

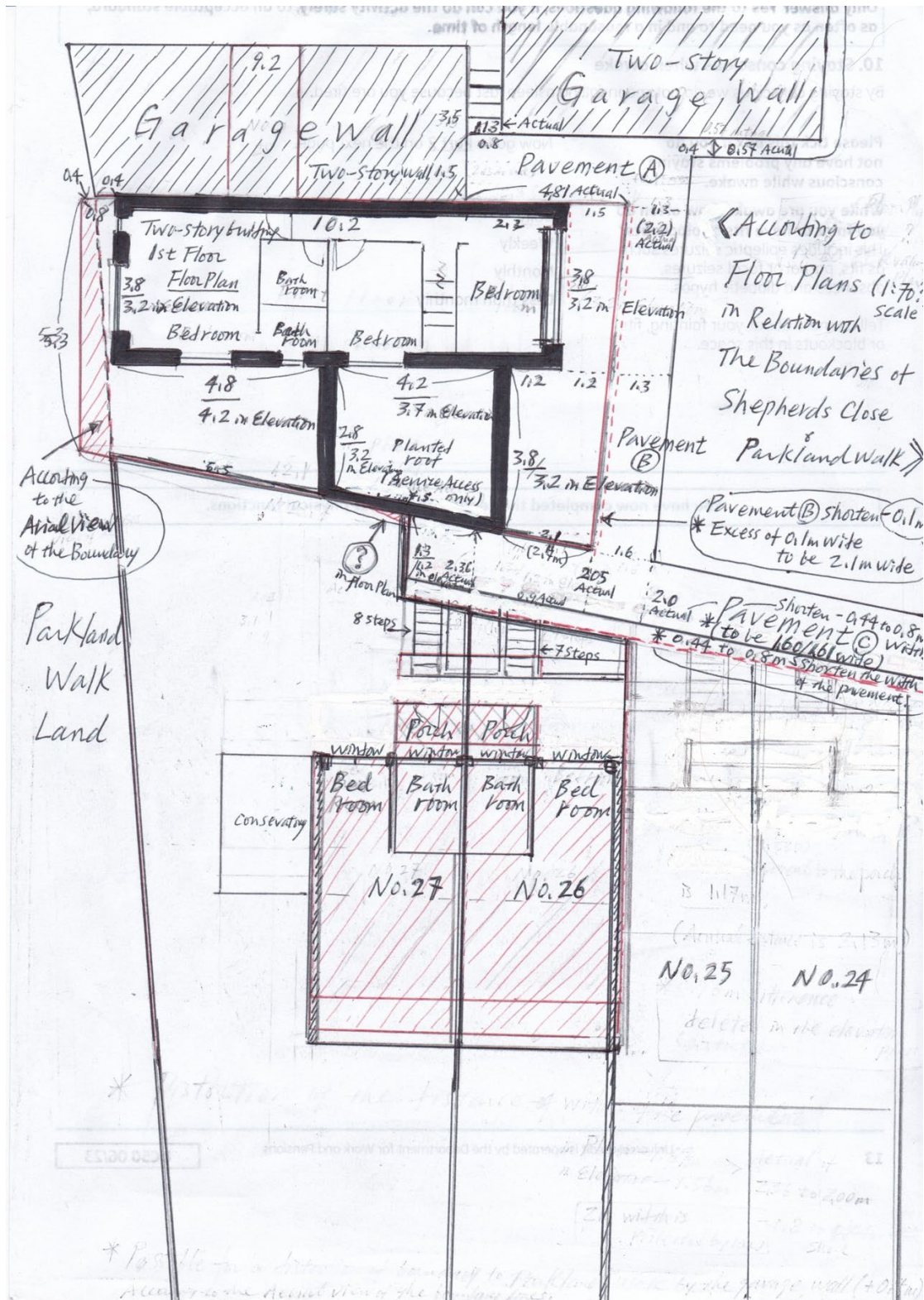
I think strongly that any building developments proposed near the Parkland Walk boundary should be in consultation with them; each planning application should

obtain an agreement for a. clearance space to protect the suitable conditions for their natural habitat and wildlife.

Needless to say, while eco-diversity supports natural habitats and wildlife, it is unwelcome to create a footpath/a public entry to this particular part of 'Parkland Walk' via the land proposed planning application.

The purpose of protecting wildlife where the entire steep sloped area has 'no access permitted for public', also it invites opportunities for potential crimes, as well as to predict a dramatic change with the main character of Shepherds Close, which is an extremely quiet, secluded pocket of residential cul-de-sac street which is a public road very close to the station, yet tend to be used only the residents, their guests and service-persons enter into Shepherds Close, and that is another reason for all the residents are attracted to live here, which worth noting as an important characteristic about Shepherds Close.

The application contains inaccuracies regarding the property boundaries and proposed building sizes, raising concerns about the integrity of the information provided. The alteration of measurements and the potential conflict of interest, where the applicant stands to gain from misleading representations, are alarming.



Combined measurements taken from the Floor plans, Elevation plans, and the aerial photo marked the property boundary of the planning application by the applicant, Mr Ryan, - 'Design & Proposal, 2023, - Shepherd's Close Design and Access Statement Final Part 3. pdf

Request for exact Property Boundaries & Plans

As some Shepherds Close residents have already pointed out there seems to be inaccuracy, distortion, and conflicting information in the application plans - inaccuracy of the property boundary, size, height and volume of the proposed buildings do not correspond with their scaled floor plans, elevation plans, and the aerial ('Design & Proposal, 2023, - Shepherds Close Design and Access Statement Final Part 3. pdf), - with computer-aided generate plans are easily & accurately produced 'floor plans', 'Elevation plans' and 'virtual visualisation drawings' according to a set-measurements at once, so that it's hard to consider the variable measurements as 'common human errors'. The public land ownership of Parkland Walk, all the Pavements and No.27's in, relation with the proposed site boundary:

Therefore, the current application makes it impossible to demonstrate the exact sizes & volumes of the proposed buildings, with the correct property boundary where Mr Ryan owns, which should be scrutinised first, even before entertaining the possibility of submitting a planning application and an appeal.

a) The property boundaries, with 'Parkland Walk':

According to the Arial view of the boundary ('Key Views: From the surrounding area', 'Shepherds Close Visual Appraisal Final'.pdf) was marked by the applicant, where the land belong to Parkland Walk is occupied a part of the two-story building in the floor plans ('Design Proposal, 2023).

b) The Property Boundary - a thin protruded part at the North boundary of No.27:

According to the Arial view of the boundary ('Key Views: From the surrounding area', *ibid*) was marked by the applicant, there is no 'a thin protruded area' over-stepping No.27's property boundary as shown on Ground Floor of the Floor Plan.

c) Reducing the width of the Pavement by the parking area in the Close

Reduction of 0.1m width according to the Floor Plan, and Cllr. Mr Scott Emery acknowledged it at the Shepherds Close residents' meeting on 22/02/'24, - Haringey Council seems willing to weave a portion of pavements to the applicant to ease accepting his planning application.

If it is true that Haringey Council is considering giving a portion of public land to a private property owner, it raises ethical concerns about the council's judgment as a local authority. This is because the land in question is a public road and should not be given to a private owner without a formal public consultation process.

Additionally, it is unclear why Haringey Planning Department is pushing through more planning applications like this one. Is it to meet the national target of providing affordable housing? This does not make sense, as the proposed development only

includes one luxury house and would result in the loss of a small but precious pocket of green open land that is vital to the community and the surrounding ecosystem.

It seems that building expensive high-class properties on small pockets of green land is becoming a trend, especially in London where house prices are already high. The house prices in affluent areas such as Highgate, where Shepherds Close is located, are even higher due to the unique and desirable environment.

Despite these concerns, local councils are permitting these planning applications, and Haringey is following suit.

03 PLANNING HISTORY

New build houses in Highgate (Haringey) CA

No. 28 SHEPHERDS CLOSE
DESIGN & ACCESS STATEMENT



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Ref: Photos of the recent planning Applications approved by Haringey Council

in Haringey Council were passed the planning permission recently built/to be built in such conditions that the info-photo was provided by the applicant to convince his case for its approval.

Concern over a 'code of conduct'

A resident of Shepherds Close discovered altered measurements in the plans during a previous planning application in 2020. This raises concerns about the moral, ethical, and professional values of the applicant. It is possible that the altered

measurements were intentionally deceptive, confusing the residents of Shepherds Close, the local community, and the Haringey Planning Authority, all in an effort to have the planning application approved for personal gains. This seems to be a repeated occurrence in 2024.

The applicant, Mr. Ryan, is also the acting architect and owner of the architecture design company "Undercurrent," which is working on this project. The working practices used on this site may conflict with the "code of practice" guidelines established by RIBA (RIBA Code of Practice, Principle - 1. Integrity, 01 April 2021).

He is Responsible for destruction of the 'open-green-land' made into look-like a 'brownfield' site, with false claims with the negative reputation of the site to convince the development:

In January 2021, without permission, all trees, shrubs and natural wildlife were removed from the site, including three mature trees that were 30 feet tall and lined up along the property boundary. This was done immediately after the request for permission was denied.

Then the entire land, once recognized as a 'green-open-land' for more than 40 years, was mulched over with black-light-excluding-fabrics with gravels on top, appeared to be a 'brownfield site', completed by erecting the 2m h solid-wall-fences completely blocked-off the property boundary.

Mr Ryan has made false claims about the site being a 'crime hotspot' and a dumping ground, which he has labelled an 'eyesore'. He believes that development is needed to improve the area for the local community. However, the true local community of Shepherds Close residents strongly opposed his development proposal. Some of them feel deceived by him since he befriended them at first, but his behaviours and actions have shocked them as they are in stark contrast to what they were led to believe. His naïve story and plan are quite different from reality. This type of rhetorical tactic appears to be an unethical practice.

The measurements of the buildings and the property boundary have been altered multiple times. Inconsistent scales have been used, which can confuse viewers and make it difficult to determine the real size and volume of the buildings in relation to their surroundings. Additionally, plans that were previously submitted to Haringey's official website have been withdrawn after it was pointed out that they were deceptive.

There is a potential conflict of interest in the planning application for Shepherds Close. Mr Ryan is the applicant for the development and is also a small-scale architect and developer who specializes in acquiring small parcels of land in London for the high-end market of luxury houses. His company's website features a development called "Lost Forest," which appears to be already under construction in 2021. The application for Shepherds Close was initially claimed to be for his family home in 2020 but was removed for this application. Mr Ryan is negotiating with Haringey planning officers to waive a part of the pavement land for his development, which is public property.

There is a history of Mr Ryan acting as an architect and developer, where his family has stayed in the completed house for a short period before selling it for a significant

profit. This helps him maintain his business and livelihood. Currently, he has also submitted another property for a planning application in Camden Council.

The Proposed Building is Overwhelming imposition damage to Shepherds Close:

Safety concern of the pavement by the foot-path entrance area

There are a few issues with the site plans that need to be addressed. Firstly, the ownership of the boundaries is unclear, which is causing some confusion. Additionally, the measurements of the buildings in the plans are not clearly defined, which is causing some uncertainty.

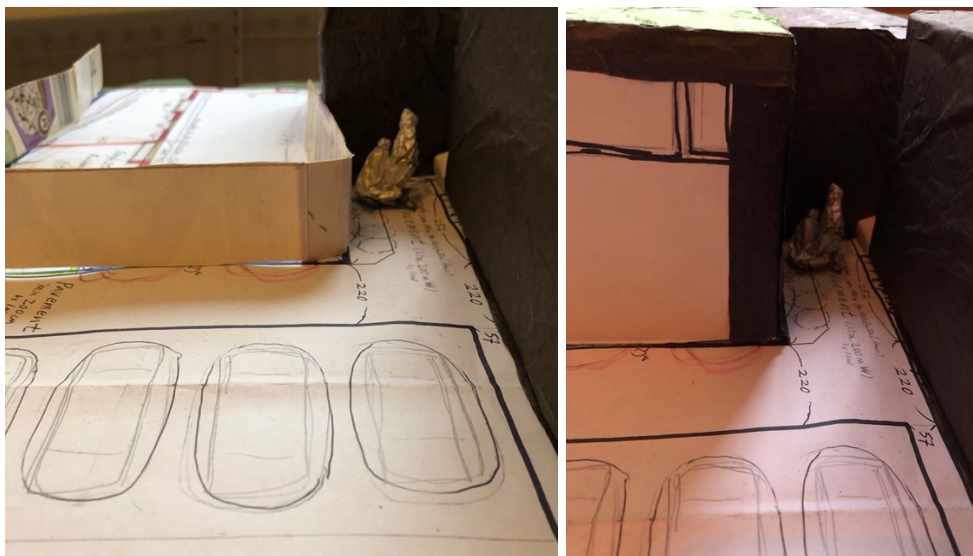
There is also a safety concern regarding the widths of the pavements. If the pavements are made any narrower, it will cause problems for people with restricted mobility and wheelchair users and should therefore be avoided.

The safety concern for the pavements is further exacerbated by the proposed 'Plant Bed' at the entrance of the footpath, where a two-story building is planned to be constructed on the property boundary. This could potentially cause further issues for pedestrians.

The pavement is already restricted by a 2m high walled-fence, which was chosen by the applicant. This further compounds the safety concerns regarding the pavement width.

When buildings obstruct the footpath entrance, it creates an unsafe environment due to the widths, lengths, heights, and volumes of the buildings.

I am concerned that the two-story building located at the foot-path entrance, as shown in the floor plans (in 'Plans & Proposal'), does not provide sufficient clearance space to ensure a safe environment. The proposed building is situated very close to the immediate property boundary at the footpath entrance. Additionally, the pavement of the foot-path entrance is already surrounded by two very tall 'two-story garage walls,' which do not provide any clearance space for safety measures and are not proportionate to the pavement area. This is alarming as it could potentially pose a safety risk to pedestrians.



A comparison two different environments

Left: model of the Foot-path entrance area, with the current 2m h. wall-fences

Right: model of the Foot-path entrance area, with the proposed two-story building attached onto the two-story garage



Reconstruction Models - Views from the foot-path steps on two of the two-story garages in between to the pavement below ground on Shepherds Close

Left: with the current 2 ft h. walled-fence in front

Right: with the proposed two-story building that matches the height of the two-story garage

For over 40 years, the front of the garage walls was an "open green space". However, in January 2021, the applicant installed solid wall fences that completely ignored the need for a substantial volume of clearance space. This space was

necessary to avoid obstructing access to natural light and a sufficient amount of field of view. Before the installation of the fences, a line of 19 mature trees and shrubs along the Eastern boundary provided a natural habitat for wildlife, which was essential for maintaining the quality of the ecosystem. The natural landscape helped to soften the two-story high garage walls made of dark-coloured bricks.

Unfortunately, the fences have blocked the natural light and limited the field of view, making the area claustrophobic. As a result, the space outside the walls has become uninviting while the inside of the wall-fences have been mulched over the entire site to maintain its appearance.

The area already feels cramped due to the solid-wall fences. The proposed two-story building on the northern end of the property boundary adds to the danger. With the two-story garage walls and the proposed two-story building, the entrance area will be completely boxed in on three sides by very high walls. The pavement width is only 2.13m and the narrow step width is 1.13m, making the entrance area a "dead-end" environment, which is not safe for public use. Moreover, it creates opportunities for various crimes.

Lack of natural light is not the only factor that can make us feel unsafe in a space. Other factors like height and the amount of clearance space also play a crucial role. A sufficient field of view is necessary to provide us with a clear sight of what lies ahead and enable us to sense or predict any potential dangers when turning a corner or walking down a path. Hence, even a single-story building may not be suitable unless these conditions are met.

Although the 2-meter high walled fences surrounding the area have made it darker and more claustrophobic by obstructing the view and light above 2 meters, it is still a desirable path for walking along Shepherds Hill by the allotment without the sight of cars. It used to be an open green land where you could peek through the view and enjoy the light. Especially the children of Shepherds Close residents enjoy using this path for this reason. Therefore, any buildings allowed without securing the aforementioned conditions would cause a detrimental change to the character of the area and would result in irreversible damage.

The proposed building is claimed to have a setback from the street and be stepped like the neighbouring buildings.

This consideration should also apply to the two pavements.

Firstly, a significant clearing space is essential for safety at the footpath entrance. Secondly, the pavement between No. 26 and 27 and the applicant's boundary requires a minimum clearance space of 1.5m, as recommended for residential areas. The proposed single-story building is located much higher than the houses of No. 26 and 27 and is just 4m away from them.

Concern over the proposed two-story building is to be built onto the two-story garage walls, or a small distance between the two buildings:

Two residents of Shepherds Close own the garages where a proposed two-story building would be attached. This has raised concerns over the ventilation, structural integrity and autonomy of the garages. The garages already have a problem with dampness due to poor ventilation, which seems to have increased since the mature trees were removed from the boundary in January 2021.

This has resulted in the loss of a 'green corridor' or buffer zone that had the ability to regulate moisture, thereby increasing the concern for dampness. The situation becomes even more challenging for the residents if their garage walls become jointly owned.

The removal of trees and vegetation has also increased wind flow directly to the houses of residents at No.10 & 11. It is essential to consider these factors before proceeding with the development plan, especially given the severe adverse weather conditions experienced in recent years and anticipated changes in weather patterns.

Moreover, even if the two-story building wall has a minimal gap, it could become a repository for debris, making it impossible to clean and further compromising the structural health of the adjacent garages. This narrow gap would be impossible to maintain and clear, and it is therefore not feasible to proceed with the development plan without the approval of the two garage owners.

Therefore, it is necessary to mitigate any adverse effects on the residents affected badly by the proposed development, which is essential to protect their rights for a quality of life. Therefore, the planning application presents several unresolved challenges that require an objection.

The applicant's plan for 'Building to be no taller than the existing garages':

Two-story building onto the garage-wall which matching the height, and this creates ritually 'one monstrous-scale of attached-building' with another a single-story building is attached onto it, - the total volume is completely out of proportion, overwhelmingly dominates the Close that is total disalignment with the character of this modest small-scale groups of terraced-housings nestling together.

The applicant's plan is to build a house that is as wide as the neighbouring houses. This means that the space that is occupied by two houses on Shepherds Close will be used for a single house. Currently, all the houses on Shepherds Close are narrow and two-story except for the five townhouses at the top by Shepherds Hill. No house in Shepherds Close is the size of a two-story building, nor are there any extra dwelling buildings or building extensions of this scale. The proposed house will have three large bedrooms (5 x 4m/ 4 x 3m / 4 x 3m) with two en-suite bathrooms, which is in contrast to the modest terraced houses' smaller bedrooms (3 x 4m/ 3 x 3m/ 1.6 x 4m). The smallest bedroom may be too small to be called a bedroom by today's standards.

Concern over 'Privacy' & 'natural light' by the proposed buildings:

No windows of Shepherds Close houses are positioned at a facing-to-face angle - they were consciously designed to secure privacy, also a sense of privacy.

No 28's bedrooms (x2) and x1 bathroom windows on the 1st floor are directly facing No 26 & 27's Bedrooms and bathroom windows at a close range of 9 meters away - worth noting about min. 20 meters is recommended for residential properties.

Also, No.9, 10 & 11 house bedrooms and bathrooms are to be directly faced with the proposed building's bedroom.

Note of the Inspectors Report 3257208, The Appeal Decision in 2020 comments that "if a development requires tree planting to make it acceptable, this generally signifies that the development is unsuitable".

"Good Daylight": The plans submitted by the applicant do not indicate that the roof parapet will prevent overlooking. The applicant claims that the upper floor of the proposed building will not obstruct natural light access or overlook the neighboring houses, but a person standing over 1.5 meters tall and closer to the window, as shown in the plan's diagram, will be able to see the first floor windows of houses No. 26 and 27. This is because the ground level of the adjacent houses is at a "half-basement-level," making them easily visible from the proposed building's upper floor. The distance between the windows of the bedrooms and bathrooms of No. 26 and 27 is approximately 9 meters, which is much less than the minimum recommended distance of 20 meters in residential areas in the UK.

The original design of housing close by the architect Harley Sherlock was such that although relatively tightly built, due to their arrangement, all of the houses avoided a 'face-to-face' situation from the windows overlooking each other. There may be another reason why this plot of land was originally not built on and to now - it would be against the original ethos of the design of the Close.

With these findings, I disagree with the supportive comments for the planning application, such as, "wholly sympathetic to the surrounding urban and natural context, - invisible from two of its three sides, nor reduce the light falling into neighbouring properties that the building's inhabitants cannot look into neighbours' windows. The lot was always intended to be building land, was sold", Ms Menuhin said, "A new house would improve security to the Close, especially from Parkland Walk, and provide much needed local housing.", Ms Green.

Impact on Local Infrastructure:

In recent years, our residential community has become increasingly popular among families with young children, resulting in a significant increase in population. As a result, concerns have arisen regarding the strain on local services, including emergency vehicle access, parking, and drainage and sewage problems. These issues have been particularly severe for residents living in houses situated towards the bottom of the slope in Shepherds Close. The proposed development could exacerbate these problems, leading to even more severe issues for the community.

Drain & Sewage: For a long-time, there have been issues with drainage and sewage in the Close, - it appears that they both operate at full capacity most of the time. This has resulted in some properties lower in the Close having serious problems with overflowing of waste water. Adding another property onto the existing drainage and sewer network will be certain to worsen the existing problems. Note that the energy statement for the application states there is no history of flooding at the site which is incorrect, - there has a history of flooding problems at Shepherds Close at the recent year, and it is a serious concern evermore, with prediction for extreme weather such as heavy rain and flooding which is increasingly common in UK.

Emergency Access & Vehicle parking space:

the proposed development will have a significant impact on your ability to access emergency services and parking. It will worsen the challenges faced by elderly residents and those with mobility issues. The development will cause difficulty in accessing essential services and reduce the availability of nearby parking spaces. It is important that the safety and accessibility of all residents, especially those with specific needs, are considered when evaluating the proposed development.

Additionally, the increased population due to more families with children has led to a shortage of parking spaces on The Close. Despite the current owner promising not to use a vehicle, visitors to the house or subsequent owners may use a vehicle, since there is no Controlled Parking Zone (CPZ) in place. Current residents have opposed the imposition of a CPZ on several occasions.

Considering all of the above reasons, we strongly object to any development on this site, including the conservation area recommendations made by our neighbours.

Request HARINGEY COUNCIL to address following Questions:

I strongly object to the planning application for all the reasons listed above. Additionally, I have a concern about the favourable treatment that the applicant is receiving from the Haringey Council, which may make it easier for the proposal to be accepted. If this is the case, then it raises the question of why the council is showing such favouritism.

1) Why Haringey Council has been indifference to respect the status & purpose of the 'Green-open-land', not follow-up the guideline and no enforcing their recommendations despite the enquiries & requests?

The land currently owned by the applicant has been recognized as a 'Garden-land' or 'Green-Open-Land' for the past 40 years. Despite numerous attempts of previous planning applications over the last 30 years, the land has managed to maintain its status and has not been subjected to any building developments.

In 2019, x19 trees and other natural habitats were removed without Haringey Council's permission. The Mayhew Consultancy Ltd. classified the trees as Category B, trees with material conservation or cultural value. The 'Final Planning Statement document' mentioned that the applicant cut down the trees in January 2020. There is a question regarding whether they followed the correct Section 2.11 procedure, which states that any removed trees must be replaced. However, there is no evidence of any trees being planted in the four years since the incident. Despite

requests and inquiries from Shepherds Close residents, Haringey Council has not followed up on the case to date. The only sign of planting is some native flower bulbs by the pavement where the property boundary is.

**2) “Haringey Council may wish to see it as ‘Brownfield-site’”,
and If it’s true, then why?**

It is widely acknowledged that the land in question has always been considered a "Garden-land" or "Green-Open-Land". During a meeting with residents of Shepherds Close on February 22nd, Cllr. Mr Scott Emery, a member of the Haringey Planning Committee, commented on the status of the site. He mentioned that Haringey Council may view it as a "Brownfield site", and if this is the case, he questioned why this is so.

3) Haringey Council has consideration for the possibility of ‘weiving a portion of the Pavement’ to the applicant - WHY?

Reduction of 0.1m width according to the Floor Plan, and Cllr. Mr Scott Emery acknowledged it at the Shepherds Close residents’ meeting on (22/02). Haringey Council seems willing to provide a portion of pavements to the applicant to ease the acceptance of his planning application.

4) It appears that Haringey Council is eager for a planning application to be approved and is considering reducing the width of the pavement to make it easier for the applicant. This raises the question of why they are so keen for this proposal to be accepted.

5) If Haringey Council does decide to reduce the pavement to accommodate the applicant's request, this raises concerns about the ethics of giving away public land to a private landowner. Additionally, an official consultation process should be required in this case. The question to consider is why such a process has not been initiated yet.

6) Withdrawing previously submitted application plans from Haringey’s official website after the plan is questioned to be deceptive - After some of the application plans were questioned for being deceptive, Why did the Haringey Council remove a document that had become public information in the public domain and was of public interest? they were withdrawn from Haringey's official website. This resulted in the removal of a related document by the Haringey Council.
